

**NORFOLK CITY PLANNING COMMISSION ITEM NO. 4**

**PUBLIC HEARING DATE: APRIL 25, 2002**

**STAFF REPORT-DEPARTMENT OF PLANNING**

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**PART 1: APPLICATION DESCRIPTION:**

Nature of Application:

**Special Exception:** To operate a car wash

Location: 1700 Church Street

Applicant: Clayton Marquez

Property owner: Carolyn Simpkins

Description of proposed use:

The applicant is seeking a special exception to operate a manually operated car wash.

The proposed hours of operation for the car wash are 8:00 a.m. to 5:00 p.m.; seven days a week.

Description of existing land use pattern:

This site is located along the portion of Church Street that has just been widened. Although much of the existing commercial was removed, this portion of Church Street is still developed with commercial and industrial uses such as a convenient store, a barber shop, and a steel manufacturing facility.

Huntersville Neighborhood is located to the east and is generally developed with single-family homes.

To the west of the site is the Elmwood Cemetery and the proposed Anne Outten single-family home residential development.

**PART 2: ANALYSIS/EVALUATION:**

Prior Zoning History:

The Planning Commission has recently considered the following application in the general vicinity of this application:

- 1) 2002: A request by the Norfolk Redevelopment and Housing Authority to rezone property on the northwest corner of Goff Street and Church Street from R-8 (One-Family) to R-9 (One Family). The request was approved.

Neighborhood Impact:

In November of 2001 Council adopted the Greater Church Street Corridor Strategic Plan. Generally, the Plan addresses Church Street from Brambleton Avenue northwardly to 30<sup>th</sup> Street.

The Plan reiterates the City's policy to create concentrated commercial development zones appropriately integrated into the neighborhood fabric. The Plan addresses this area specifically in calling for enhanced commercial on this portion of Church Street in addition to commercial that is pedestrian in nature.

The hand car wash proposed for this site would not be appropriate nor would it be in keeping with the vision of the future development of the Church Street Corridor.

General Plan Impact:

The Huntersville Neighborhood Plan, as contained in the General Plan designates this site as commercial/office.

Zoning Impact:

As shown on Map 1, the site is located in a C-2 (Corridor Commercial) District. For the site to be used for a delicatessen and car wash, it would have to meet the general standards for Commercial Districts in Section 6-0 of the Zoning Ordinance City of Norfolk, Virginia, 1992 as amended, and the specific standards for the Corridor Commercial District (C-2) in Section 6-2, including the Site Plan Review procedures.

The use of the site for a car wash requires that parking spaces be provided in accordance with Section 15, Schedule of Parking Requirements, of the Zoning Ordinance.

**PART 3: RECOMMENDATION:**

It is recommended that this application be denied. The Greater Church Street Strategic Plan reiterates the City's policy to create concentrated commercial development zones appropriately integrated into the neighborhood fabric. The Plan addresses this area specifically in calling for enhanced commercial on this portion of Church Street in addition to commercial that is pedestrian in nature.

The hand car wash proposed for this site would not be appropriate for this site. The proposed use is strictly vehicular in nature and would not be in keeping with the vision of the future development of the Church Street Corridor.

Additionally, as it currently exists, this site does not provide the area necessary to adequately operate a hand car wash.

**MAPS:**

1. Location and Zoning
2. Site
3. Site Plan

**Report Prepared:** April 11, 2002

**Copies Provided To:**

City Planning Commission  
Applicant: Clayton Marquez  
Other: Property Owner: Carolyn Simpkins  
Civic Leagues: Huntersville

Others:  
Bernard A. Pishko, City Attorney  
Daniel R. Hagemeister, Deputy City Attorney  
Shurl R. Montgomery, Assistant City Manager  
Sid Baker, Parks and Forestry